



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of October 20, 2020

File # 020-LTAB-089

APPLICANT: Julie Kylesa Rankin dba J & K's Lounge

LOCATION: 505 and 507 East State Street

REQUESTED ACTION: The sale of liquor by the drink in conjunction with a restaurant, video gaming facility and bar and the sale of liquor by the drink in conjunction with an outdoor smoking area in a C-4, Urban Mixed-Use Zoning District.

EXISTING USE: Deli Italia

PROPOSED USE: J & K's Lounge

DIMENSIONS: 44 feet by 122 feet **SQUARE FOOTAGE:** 5,368 square feet

ADJACENT ZONING AND LAND USES:

NORTH:	C-4	Parking lot, Lucette, Eurostyle Plus
EAST:	C-4	Social, The Office
SOUTH:	C-4	Vacant lot, Parking lot WEST: C-4 Vintage, City Hall

YEAR 2020 PLAN: CD Commercial Mixed-Use

HISTORY: **File #018-LTAB-032:** The sale of liquor by the drink in conjunction with a tavern/nightclub and outdoor seating and the sale of packaged liquor in a C-4, Urban Mixed Use Zoning District was approved on September 6, 2018 for the property located at 511, 513 East State Street. This is east of the subject property.

File#012-LAB-012: Modification of the sale of liquor by the drink in conjunction with a restaurant to include an outdoor seating area in a C-4, Urban Mixed-Use Zoning District was approved on May 3, 2012 for the subject property.

File #11-LAB-001: The sale of liquor by the drink in conjunction with a sit down restaurant and outdoor patio in a C-4, Urban Mixed-Use Zoning District was approved May 2, 2011 for the property located 420 East State Street. The property is located one (1) block west of the subject property.

File #007-07: A Modification of Special Use Permit Ordinance #2001-274-0 for the brewing of beer, sale of liquor by the drink and the sale of packaged liquor approved December 10, 2001 for Parcel I to allow expansion onto Parcel II, Special Use Permit for outdoor sale of liquor by the drink for Parcel I and Parcel II in a C-4, Commercial Oldtown Zoning District was approved April

9, 2007 for the property located at 213-215 East State Street. This property is located three (3) blocks west of the subject property.

File #021-06: A Special Use Permit for the sale of beer and wine by the drink and the sale of wine by the package and a Special Use Permit for a Planned Mixed-Use Development consisting of a sandwich and wine shop on the ground floor in a C-4, Commercial Oldtown Zoning District was approved May 22, 2006 for the property located at 509 East State Street. This property is located directly east of the subject property.

File #085-05: A Special Use Permit for the sale of liquor by the drink in conjunction with a restaurant operation in a C-4, Commercial Oldtown Zoning District was approved December 5, 2005 for the property located at 514 East State Street. This property is located 40 feet northeast of the subject property.

File #127-95: A Special Use Permit for the sale of liquor by the drink (beer and wine only) in conjunction with a restaurant in a C-4, Commercial Oldtown Zoning District was approved on October 3, 2005 for the property located at 420 East State Street. This is west of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink in conjunction with a restaurant, video gaming facility and bar and the sale of liquor by the drink in conjunction with an outdoor smoking area in a C-4, Urban Mixed-Use Zoning District. The subject property is located 80 feet east of the North Second Street and East State Street intersection (Exhibit A & B). Commercial uses surround the subject property.

The Applicant is Julie Kylesa Rankin, of J & K's Lounge. Deli Italia currently occupies two buildings, which operate, as one restaurant. There is a proposed change in ownership and new business. The Applicant would now like to provide liquor sales by the drink in conjunction with a restaurant and video gaming facility and the sale of liquor by the drink with an outdoor smoking area for customers, which would require a review with the Liquor and Tobacco Advisory Board. The existing building is approximately 3,168 square feet and the outdoor smoking area is 736 square feet.

Exhibit C is the aerial view that shows the existing layout of the subject property. The aerial shows that there are currently parking spaces behind the building. The subject property is located in a C-4 District and parking is not required for a restaurant use. Exhibit E is a site plan with the proposed outdoor smoking area. The outdoor smoking area is located on the south side of the building and is 16 feet by 46 feet or 736 square feet. The outdoor smoking area is currently surrounded by an enclosure. The enclosure may be in need of repair.

Exhibit D is the map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The large star is the subject property.

An interior floor plan (Exhibit F) was submitted by the Applicant. The south portion of the restaurant has the kitchen, restrooms and a small seating area. The bar is centrally located, the main seating areas are on the north, and west sides of the building. There will be a stage area towards the front of the

building along East State Street. The video gaming facility is not shown within the interior floor plan.

Exhibit G is the front elevation. The building is in between Social and Vintage 501 restaurants. The front elevation was renovated a few years ago.

Exhibit H is the business plan. The Applicant has signed a lease with the property owners to rent the building. There will not be any major changes to either the interior and exterior portions of the building. The business will continue to have a restaurant and bar with live music. The hours of operation will be Sunday through Saturday 11:00 a.m. to 2:00 a.m. The live entertainment events will be over by midnight or earlier. The restaurant will continue to offer customers a menu designed to serve dine-in and carryout orders. There will be approximately 60% of food sales and 40% of liquor sales. A drink menu and food menu is attached within the business plan. The food items would consist of sandwiches, pizzas along with side dishes and appetizers. The target audience is for 21 and older. There will be cameras monitoring the doors and staff. The servers will be basset certified. There will be a cover charge for live music events and you must be 21 or older to remain on the premises after 9:00 p.m. The adjacent parking lots and on street parking will be parking for customers. The business plan did not mention anything with the video gaming portion of the proposed business plan. Additionally, the stage area shown to be along East State Street will need to be located away from the window area. This area of East State Street is designated as a pedestrian street. In the C-4 District, the design standards for the pedestrian area require that the building facades allow views of the indoor commercial area and a stage area located at the front of the building would block those views.

Exhibit I is the service calls for the last two years. The dates range from September 24, 2018 to September 24, 2020. There were a total of three (3) service calls. The reported offenses range from Parking complaint to Disorderly Conduct.

Staff supports the continuation of an existing business. However, the existing business currently does not provide video gaming machines. The Applicant indicated within the Liquor License application that they would be applying for a video gaming license. The interior floor plan and business plan did not give any information regarding how the Applicant would incorporate that portion of the business into an existing business. Staff is not comfortable with supporting the video gaming facility. The menu provided is also very limited, as compared to the current use of the property. However, staff supports the Applicant's request for the sale of liquor by the drink in conjunction with a restaurant, bar and outdoor smoking area in a C-4, Urban Mixed-Use Zoning District.

RECOMMENDATION: Staff recommends **APPROVAL** of the sale of liquor by the drink in conjunction with a restaurant, **APPROVAL** of the sale of liquor by the drink in conjunction with an outdoor seating area and **DENIAL** of video gaming in a C-4, Urban Mixed-Use Zoning District subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor Codes.
3. The sale of alcoholic beverages shall be in conjunction with a restaurant.
4. The hours of operation will need to be in accordance with the Liquor Code and Exhibit F.
5. The outdoor smoking area will need to be surrounded by a barrier to be reviewed by Staff.
6. The proposed use shall not have a cover charge, dance floor or any DJs.
7. The proposed use shall not operate as a nightclub.
8. The proposed use is prohibited from having any video gaming terminals.
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to issuance of the license.

SC: BM 10/13/20



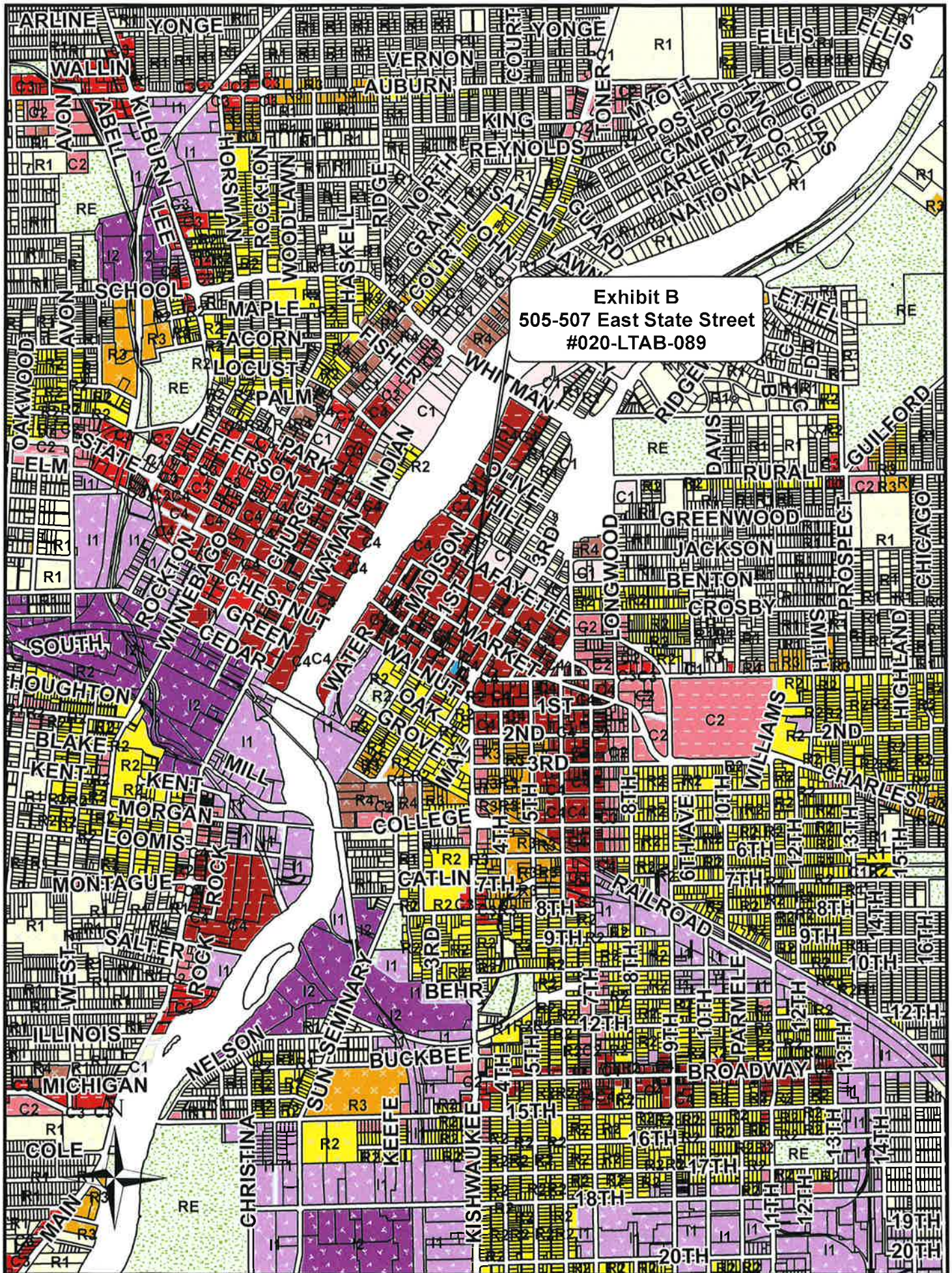
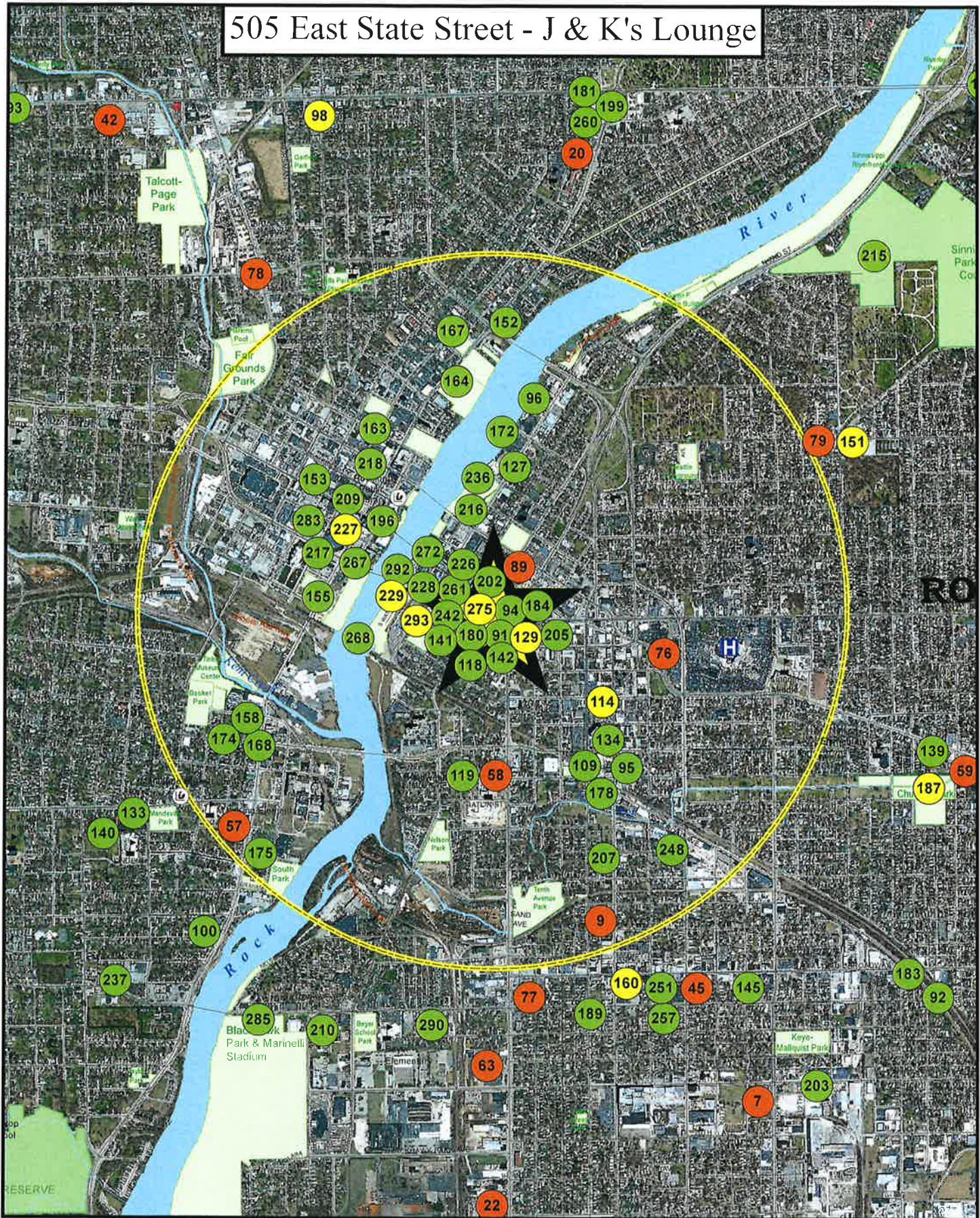


Exhibit B
505-507 East State Street
#020-LTAB-089



Exhibit C
505-507 East State Street
#020-LTAB-089

505 East State Street - J & K's Lounge



- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS

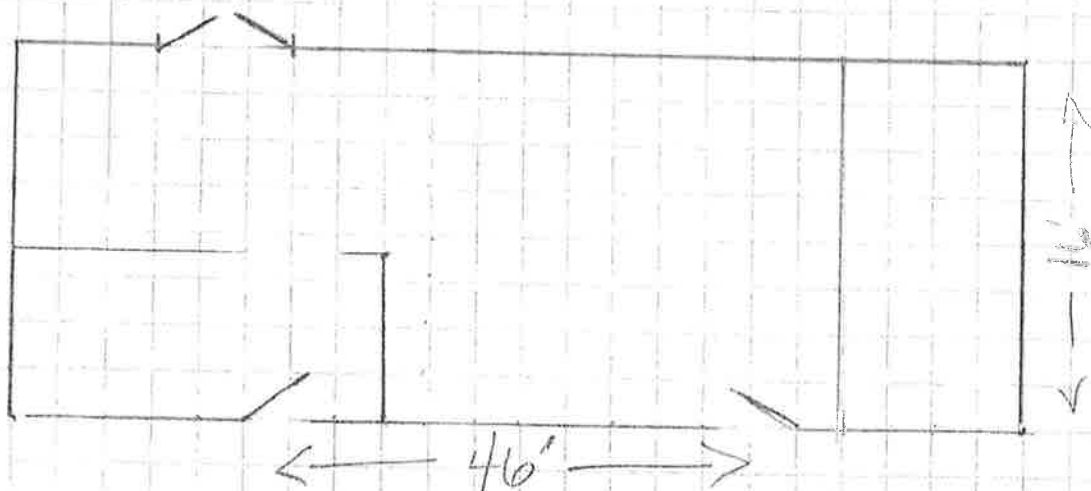
LIQUOR LICENSE LOCATIONS 3/2/2020

2020



Exhibit D
505-507 East State Street
#020-LTAB-089

BACK PATIO / Smoking area



DRAWN TO SCALE
EACH SQUARE IS 2'

Exhibit E
505-507 East State Street
#020-LTAB-089

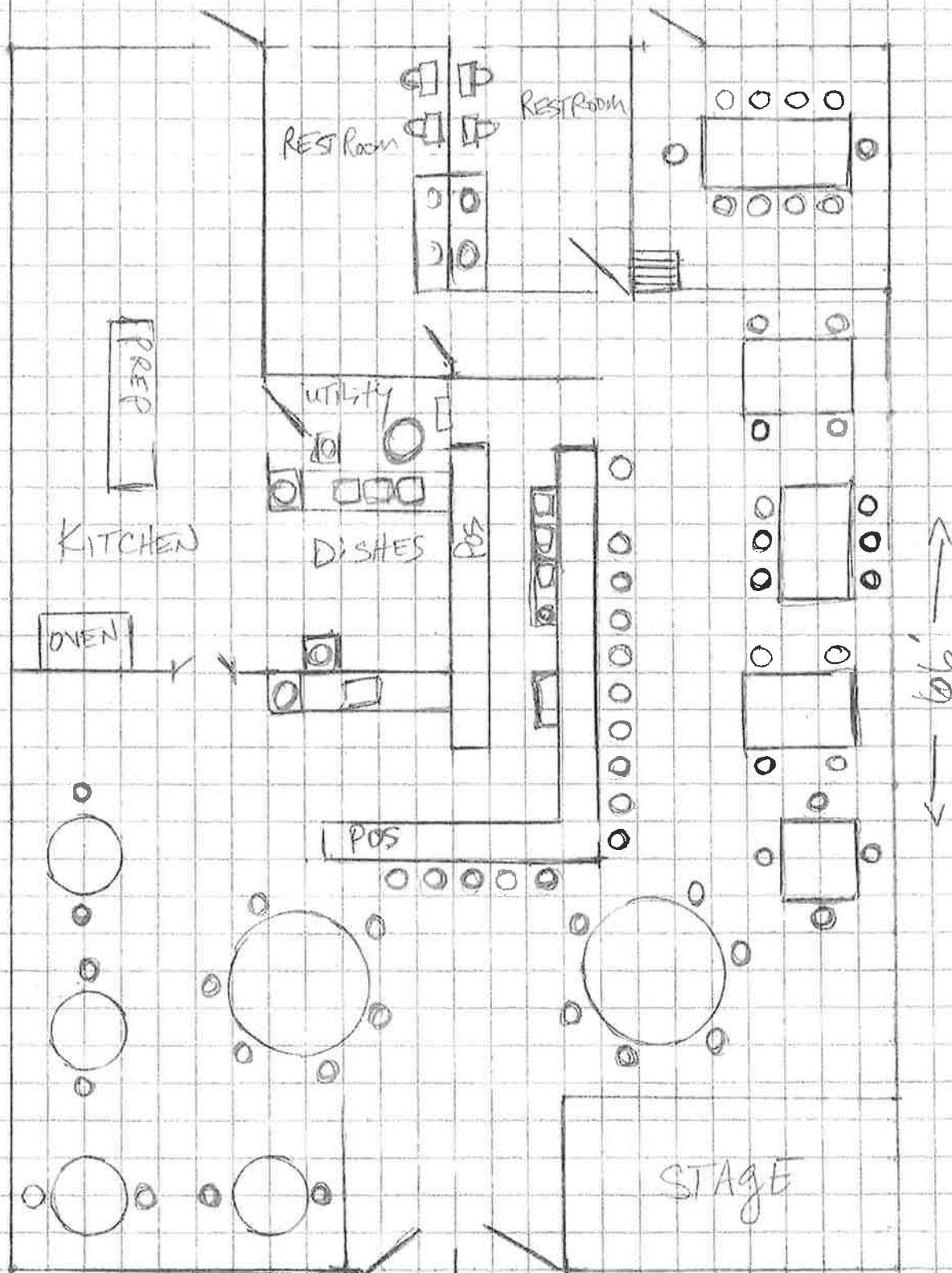
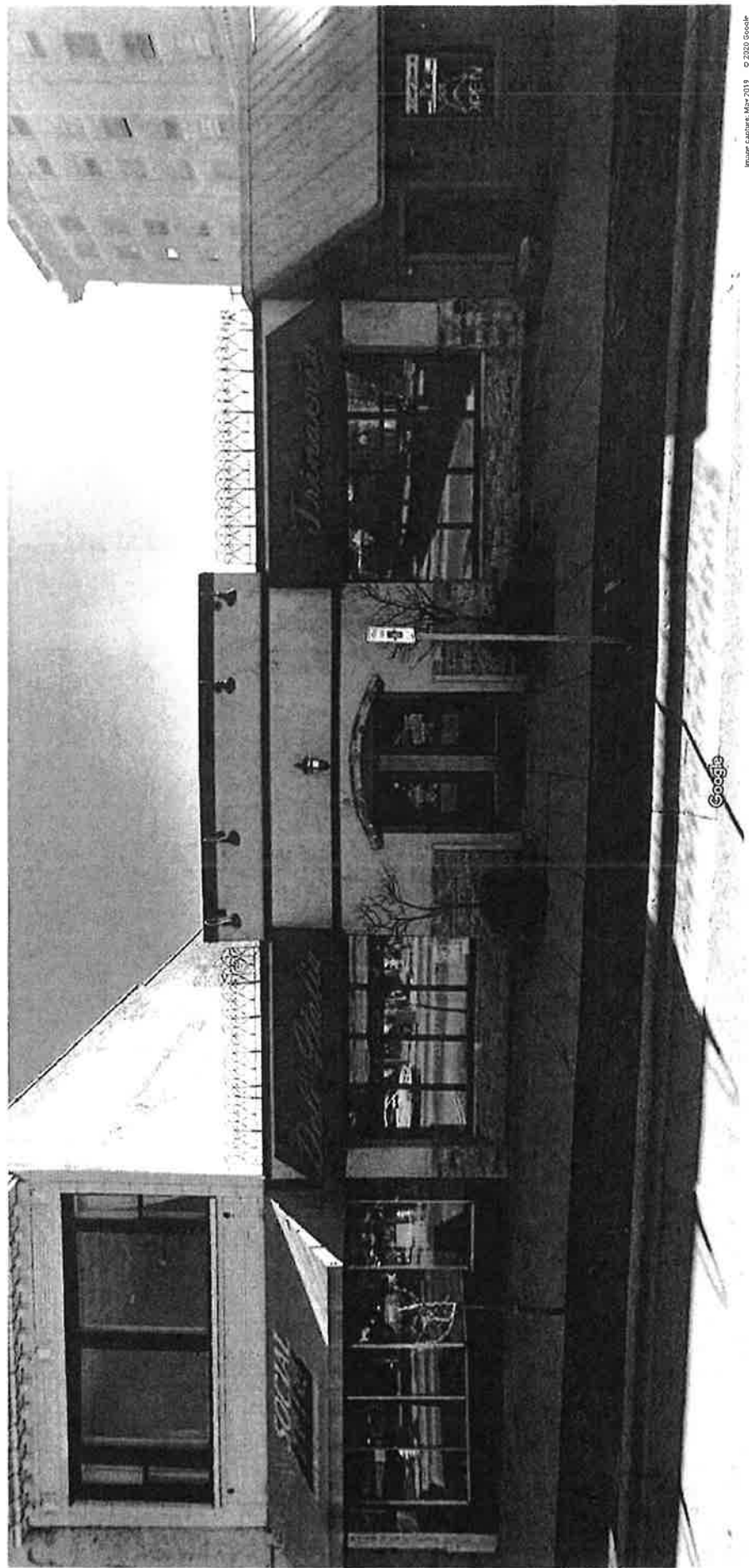


Exhibit F
505-507 East State Street
#020-LTAB-089



Rockford, Illinois
P: Google
Street View

Image captured May 2019 © 2020 Google

Exhibit G
505-507 East State Street
#020-LTAB-089

J&K's Lounge

**Business Plan:
Food and Beverage**

09/15/2020

Exhibit H
505-507 East State Street
#020-LTAB-089

Company Description

J&K's Lounge is committed to provide friendly and fast food and full bar service with mild live entertainment to suit all audiences.

Location and Lease

I have entered in to a multi-year lease contract with Frank and Anna Calvanese to rent the building formerly known as Deli Italia, at 505/507 E State Street, Rockford, IL.

As part of the lease agreement, we will continue to provide a restaurant and bar atmosphere with live music and we will make no major changes to the interior or exterior of building with the exception of cosmetic changes (paint, etc)

Description of restaurant and bar activity

We are requesting a license from the City of Rockford to sell Beer, Wine and Spirits (Mixed cocktails, etc) during our hours of operation while obeying the city's requirements of times allowed to sell these items.

We will also offer a full food menu.

We intend for our hours of operation to be as follows:

Sunday – 11am – 2am

Monday – 11am – 2am

Tuesday – 11am - 2am

Wednesday – 11am – 2am

Thursday – 11am – 2am

Friday – 11am – 2am

Saturday 11am – 2am

- All live music events will be over at 12am Midnight or before

Underage People/Minors

Underage people and minors will be allowed on the premises until 9pm. After 9pm, it will be limited to only 21 and over.

We will request a valid ID or Driver's License for all patrons who appear under the age of 30. All bartenders will be trained in proper ID verification and how to monitor alcohol consumption.

Food Service

We will be a fully functioning restaurant offering Sandwiches and pizza as entrees and side dishes and appetizers.

Anticipated ratio of food vs. alcohol sales

We anticipate our food sales will make up approximately 60% of sales and Alcohol will make up about 40%

Drink List

The bar will sell beer by the can or bottle, a small selection of draft beers, wine by the glass, mixed cocktails and spirits.

Beer- We will offer a selection of imported, domestic, lite, N.A. and craft beers. Some selections will rotate seasonally.

Seltzers/Ciders – We will offer a limited selection of Hard Seltzers and Hard ciders

Wine – We will have a small selection of Red Wine, White Wine and Champaign on hand

Spirits – We will have a selection of various liquors such as Vodka, Whisky, Rum, Gin, Tequila, cordials, schnapps, etc. and several Mixers

Soft Drinks/other NA – We will have fountain drinks available along with assorted juices, teas and coffee and water

Sample Drink Menu:

Beer –

12oz Miller Lt Bottle - \$3

12oz Budweiser Bottle - \$3

12oz Bud Lt Bottle - \$3

Coors Lt - \$3

Imported Beers - \$4 - \$6

Draft Beers - \$1 - \$6

N.A. Beer - \$3

Seltzers and Hard Ciders - \$3.50 - \$6

Wine by the glass

White - \$5

Red - \$5

Champaign - \$7

Soda

Fountain Drinks - \$2

Coffee - \$1

Bottled Water - \$2

Juices - \$2

Sample Food Menu

Hamburger with Chips - \$7

Chicken Sandwich with chips - \$7

Tenderloin sandwich with chips - \$9

Veggie Sandwich with chips - \$7

Personal size cheese Pizza - \$8

Personal size Pepperoni pizza - \$9

Personal size meat lover pizza - \$10

Add cheese - \$1

Beef Nachos - \$9

Brisket and chips - \$10

Spinach and artichoke dip - \$7

Target Audience

At J&K's Lounge we would like to provide alcoholic beverages to adults over the age of 21 in order to enhance their dining and live music experience. Alcohol will never be given to minors or people who are unable to produce identification or people who are exhibiting signs of being over intoxicated.

Service Area

Alcohol will be sold at the bar area of the lounge and servers will be permitted to take drink orders at tablesides.

Patrons will not be able to take alcoholic beverages outside. We will have people and cameras monitoring the doors.

Personnel

General Manager will oversee operations and end of night checkouts

Manager will oversee the dining floor and handle any customer complaints or server requests

Servers will be BASSET compliance and focus on taking orders, seating patrons and food delivery. They will provide bussing duties, general maintenance and customer service

Bartenders will all be BASSET certified. They will be responsible for stocking the bar, providing guests with alcoholic beverages and maintaining the bar area. They will not leave the bar area unless another BASSET certified person is able to take over momentarily

Cover Charge

Some live music events will require a minimal cover charge on the night of the show and valid over 21 ID to enter.

Cover charges will only be requested one hour before the event for all patrons wishing to stay for the show- and will end before the show is over. We will have a door person at the entrance collecting funds and checking all IDs.

Parking

There is street parking available on State Street for patrons visiting the establishment. There are also several public parking lots to the east and west of the location.

Security

J&K's Lounge's primary purpose is to provide good food and good entertainment. Selling alcoholic beverages will generate income and could enhance the experience of our over 21 crowd while they are there.

Safety

The safety of our patrons and employees is important to us.

At this time, we do not plan to employ security services at our establishment unless we are asked to do so.

We will have designated door personnel on nights we have live music to make sure no problems and no underage persons are allowed to enter.

We have several security cameras in place to record and monitor any negative behaviors.

Interior - In case of disorderly or criminal conduct, the general manager and manager will be alerted and take the appropriate course of action following established procedures for dealing with these types of situations.

We will have people trained to deescalate any issues and patrons will be asked to leave the premises and call 911 if problem escalates.

Parking Lot/Adjacent public areas- Patrons will have access to street parking in front of the building on State Street. We have cameras directed towards street parking and the alleyway behind the restaurant.

Any patron who wishes to be escorted to their vehicles may do so by asking the management staff. If J&K's Lounge staff becomes aware of any disorderly conduct in the vicinity of parking areas, they will call 911

Dress Code

We do not have plans to enforce any type of dress code with the exception of footwear must be worn, shirts must be worn and, at this time, masks will be mandatory for all employees and all guests interacting with personnel.

Bar Attendance – The bar will always be attended and monitored by at least one BASSET trained individual

Point of Sale – We will accept cash and card payments behind the bar or, if paying by cash, the server may complete that transaction

Telephone- We will have telephone use behind bar and in kitchen areas

Audio/Video Surveillance - a DVR Audio/Video surveillance camera system is in place to monitor and record all areas in location.

Entrance/Exit- Entrance and Exit will be monitored by employed staff. No one will be permitted to leave building with an open container.

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

City of Rockford Police Department Calls for Service For 9/24/2018 to 9/24/2020



CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
19-012523	02/01/2019	16:30	7746 Parking complaint	507 E STATE ST
20-008612	01/23/2020	19:14	2890 Disorderly Conduct	507 E STATE ST
20-042805	04/27/2020	11:43	7977 Central Reporting Unit - DPR	507 E STATE ST
3				
Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.				

Data obtained from NetRMS.
Produced: 9/29/2020 4:02:59PM

Exhibit I
505-507 East State Street
#020-LTAB-089